

**Town of Amherst
Planning Commission Minutes
December 20, 2006**

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill in the Council Chambers of the Town Hall at 7:30 PM on December 20, 2006.

It was noted that a quorum was present as indicated below:

A Jason Campbell	P William Jones
P June Driskill	P Steve LaBar
P Lyle Garrette	P Richard Wydner
P William Hathaway	

Town Manager Jack Hobbs was present in his capacity as Secretary to the Commission.

Petition for Rezoning - Lot 3, Village Square Subdivision

A request to conditionally zone property at the end of Lee Street from Medium Density Residential District R-2 to High Density Residential District R-3, with conditions, was reviewed. On a motion by Mr. Jones which was seconded by Mr. Hathaway and carried 6-0 as outlined below, the Commission agreed to a recommendation by the Secretary to find that the application is incomplete and to table its acceptance and the scheduling of the necessary public hearing until the following issues are resolved:

1. The single point of contact, where all communication between the Town and petitioner is to be sent, is not clear.
2. Clarification of the proffer language.
3. Revision of the site plan submitted with the application per the checklist provided so that it can be considered "approvable" as envisioned in the Town Code.

Jason Campbell	Absent	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Aye	Richard Wydner	Aye
William Hathaway	Aye		

Integrating Land Use and Transportation Planning in Central Virginia

Joe Springer from Parsons Transportation and Bob White from the Region 2000 Local Government Council gave a presentation on the study that could result in the better integration of land use and transportation planning in the region. Full background information on the initiative can be found on the project website, www.centralvirginiafuture.com.

Ambriar Corridor Study

Cayce Dagenhart from the Region 2000 Local Government Council gave a presentation on the potential traffic impact of various development scenarios in the Ambriar area. Mike McCormack, Jeff Kessler, and Rick Youngblood from VDOT and Bob White participated in the presentation. The Commission discussed ways the Town might manage the impact of such development and agreed that development of appropriate regulations should be a priority project.

The minutes of the November 1, 2006 Commission meeting were approved on a motion by Mr. Wydner, seconded by Mr. Jones, and carried 6-0 according to the following:

Jason Campbell	Absent	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Aye	Richard Wydner	Aye
William Hathaway	Aye		

Comprehensive Plan

A proposal for the "legwork" portion of an updated comprehensive plan project as developed by Region 2000 Local Government Council was reviewed. On a motion by Mr. Jones which was seconded by Mr. Garrette and carried 6-0 according to the following, the Commission agreed to accept the proposal subject to approval of the funding by the Town Council:

Jason Campbell	Absent	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Aye	Richard Wydner	Aye
William Hathaway	Aye		

The Commission agreed to continue its work on the Zoning Ordinance Amendments and Central Business District Zoning, per the November 1, 2006 public hearings, at its next meeting.

The Secretary gave a status report on the Downtown Revitalization Study Project and the branding session and market area study presentation held on December 19.

The Commission agreed to a 2007 meeting schedule wherein it would meet on the first Wednesday of every month, except for July which is adjusted to July 3 due to a holiday, unless there is no business.

There being no further business, Mr. Wydner made a motion that was seconded by Mr. LaBar and carried 6-0 according to the following to adjourn the meeting at 8:50 PM:

Jason Campbell	Absent	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Aye	Richard Wydner	Aye
William Hathaway	Aye		

June Driskill, Chairperson

Attest: _____